

# The Farm Act: What You Need to Know About Changing Permit Requirements

On October 1, 2016, N.C. Senate Bill 770, also known as Session Law 2016-113 and the N.C. Farm Act of 2016, became law. The bill primarily focuses on the agricultural community in the state, but the law does contain several provisions that change when a building, electrical or plumbing permit is required in North Carolina.

Here are the highlights:

## RESIDENTIAL PROJECTS WITH A CONSTRUCTION COST OF LESS THAN \$15,000 FOR CONTRACTORS AND HOMEOWNERS ACTING AS THEIR OWN CONTRACTOR

- Building Permits: no longer required for replacement of the following:
  - Roofs
  - Windows, doors, siding or deck/porch repairs (pickets, railing, treads, decking, etc.), except when these replacements involve the structural integrity of the home
- Plumbing Permits: no longer required for any equipment or fixture/fitting replacement which does not change either equipment size or system. **Note:** The previous permit exemption for residential hot water heater replacement remains in place, provided the thermal input and fuel type does not change.

## EXEMPTIONS FOR ELECTRICAL WORK (COMMERCIAL AND RESIDENTIAL)

- For commercial or residential work of any construction cost, permits are no longer required for the repair or replacement of the following, *provided the work does not involve the addition or relocation of wiring and is performed by a North Carolina-licensed electrician*:
  - Dishwashers
  - Disposals
  - Water heaters
  - Electrical devices
  - Lighting fixtures

**Note:** Any addition to, relocation of or change in electrical wiring still requires a permit.

## WE'RE HERE TO ANSWER YOUR QUESTIONS!

For questions on whether your project requires a permit, please contact us:

- Residential Technical Assistance Center: [RTAC@MecklenburgCountyNC.gov](mailto:RTAC@MecklenburgCountyNC.gov)
- Commercial Technical Assistance Center: [CTAC@MecklenburgCountyNC.gov](mailto:CTAC@MecklenburgCountyNC.gov)
- Call RTAC or CTAC at 980-314-CODE.

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